

HAVENS Input Data: U.S. Census Data 2000

Age Group (1,000s)	Number (1,000s)	Percentage Home Ownership	Number Of Homeowners (1,000s)	Immigrant Rate (per year)	Average Income	Mortgage Load @		Average Home Price Affordable @5% APR	Average Home Price Affordable @7% APR
						28%	Debt (\$/month)		
15-19	19,894	8	1,591	65,733	23,000	537		83,000	72,000
20-24	18,693	14	2,617	80,620	31,000	723		119,000	103,000
25-29	17,625	45	7,931	96,577	38,000	887		150,000	129,000
30-34	19,564	53	10,369	81,044	48,000	1,120		185,000	158,000
35-39	22,044	53	11,683	58,655	53,000	1,237		203,000	173,000
40-44	22,769	53	12,067	41,912	53,000	1,237		203,000	173,000
45-49	20,059	54	10,832	30,977	57,000	1,330		217,000	185,000
50-54	17,626	56	9,871	25,887	60,500	1,412		229,000	195,000
55-59	13,452	60	8,071	23,887	46,000	1,073		178,000	153,000
60-64	10,757	62	6,669	21,767	44,000	1,027		171,000	147,000
>65	34,933	67	23,405	37,266	23,000	537		83,000	72,000
						##		++	

Other Data:

Average Length Of Ownership:	8	years
Average Increase In Home Prices:	5%	per year
House Price Volatility:	1 year	
	5 years	
	10 years	
	20 years	
Existing Homes Sales Rate:	1,600,000	per year
New Home Sales Rate:	1,000,000	per year

ref: www.ssa.gov/OACT/NOTES/AS112/tab12.html
 ++ ref: interest.com

Fig. 1

Fig. 2

1. Net Population Change (NC) Per Age Bracket N:

$$NC = NL - N - IMN + IML - DRL \quad \text{where}$$

NL = Population in lower bracket

IML = Immigration population in lower bracket

IMN = Immigration population in bracket N

DRL = Death rate in lower bracket (native + immigrant)

Note: For > 65 bracket $NC_{65} = N_{65} + NL - DR_{65}$

Note: For < 15 bracket $NC_{15} = N_{15L} + BR_{15L} - DR_{15L}$

2. Future Home Price (FHP) Changes over Current Home Prices (HP) per Bracket:

$$SFHP = \$CHP * (1 + HIR)^{EXP(YRS)} \quad \text{where YRS is number of years in the future and}$$

HIR = Home inflation rate where

$$HIR = F(BAI(WIR), NH + EHF(ALH), NC, SDC(NH + EHF(ALF)), CIR) \quad \text{where}$$

BAI = Bracket average income (function of wage inflation rate WIR)

NH = New homes for sale

EHF (ALH) = Existing homes for sale (function of average length of ownership by bracket)

SDC = Supply-Demand Curve (shows price as function of # of houses available)

CIR = Commodity inflation rate (prices of home building materials)

Key Variables For HAVEN Creation

**Ownership Allocation Type (Loan Or Sale)
Fractional Ownership Allocated To HAVEN
Insurance Feature (Optional)
Costs/Overhead Charges By HAVEN
Corporation/Entity
Projected Demand For HAVENs
Number Of Homes Bundled Per HAVEN Unit
Projected Average Length Of Time
HAVEN Unit Will Exist**

Fig. 3

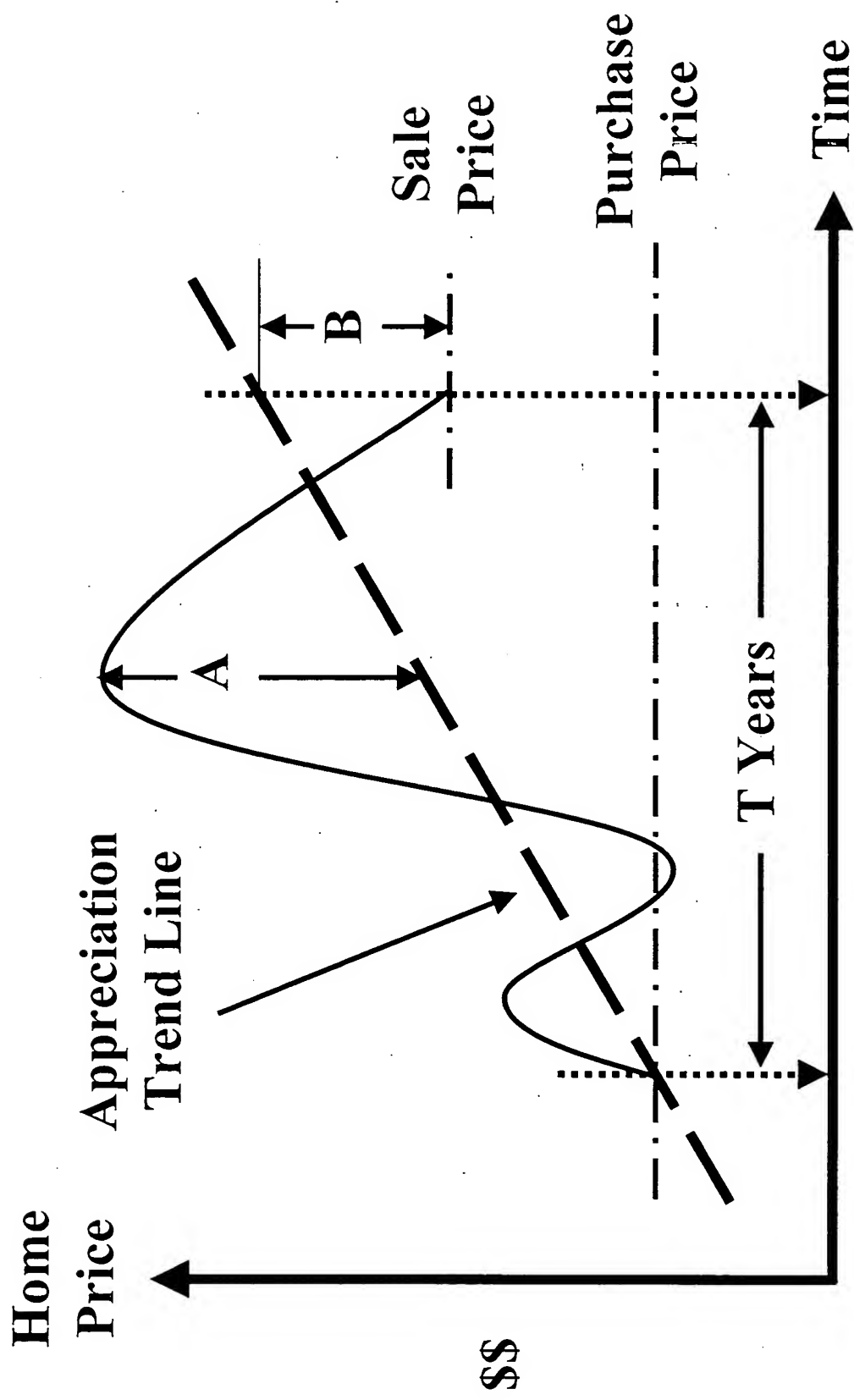


Fig. 4